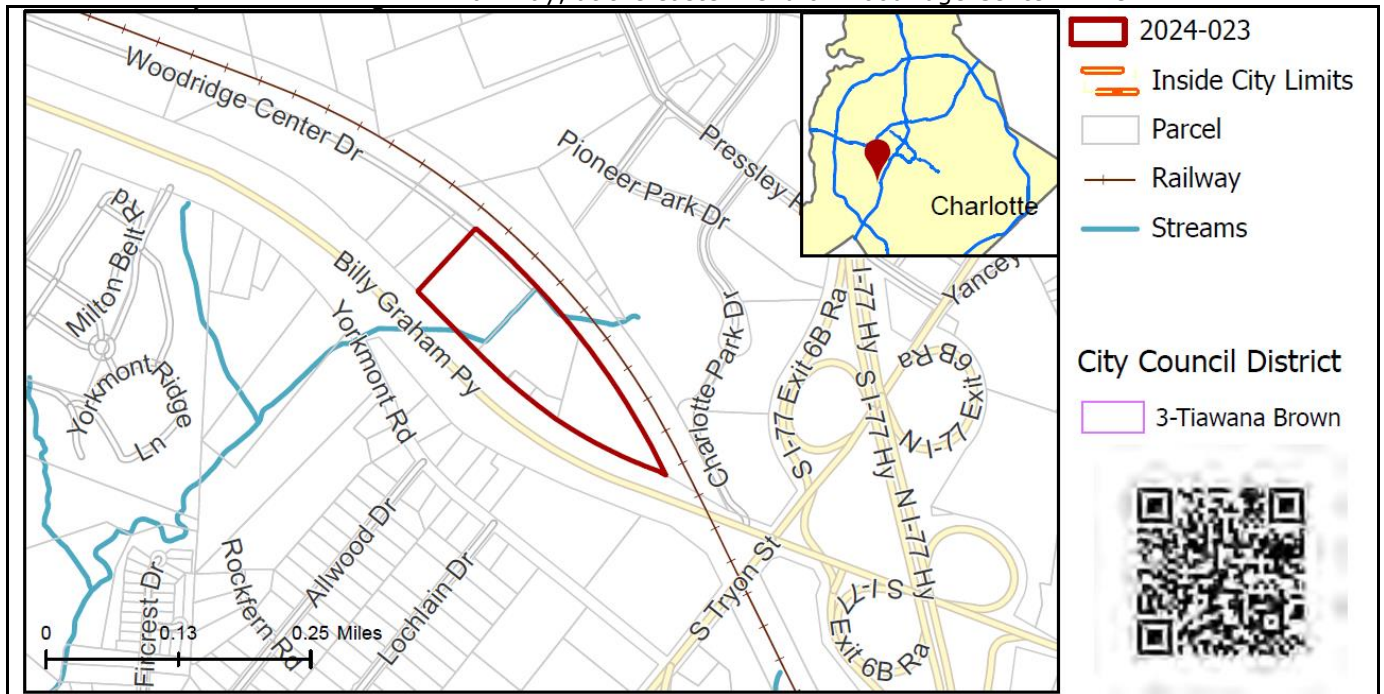


REQUEST

Current Zoning: I-1(CD) (Light Industrial, Conditional), I-2(CD) (General Industrial, Conditional)
Proposed Zoning: ML-2 (Manufacturing & Logistics 2)

LOCATION

Approximately 11.79 acres located on the north side of Billy Graham Parkway, at the eastern end of Woodridge Center Drive.



SUMMARY OF PETITION

The petition proposes to allow uses permitted in the ML-2 zoning district on partially developed parcels off Billy Graham Parkway.

PROPERTY OWNER

Wood Ridge Center Real Estate LLC; TNT Real Estate Services, LLC; National Renewable Energy Corporation

**PETITIONER
AGENT/REPRESENTATIVE**

City of Charlotte
Jason Phelan

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The eastern portion of the petition is **consistent** with the *2040 Policy Map* recommendation for Manufacturing & Logistics place type. However, the western portion is **inconsistent** with the *2040 Policy Map* recommendation for Innovation Mixed Use place type.

Rationale for Recommendation

- The petition site is located between a railroad and parkway, which provide physical buffers from uses further to the north and south of the site.
- The entirety of the site is currently zoned one of two conditional legacy districts that align with Manufacturing & Logistics place type: I-1(CD) and I-2(CD). The proposed rezoning would eliminate the conditions and establish zoning under the UDO.

- The majority of the properties to the north of the site and adjacent railroad are recommended for Manufacturing & Logistics place type and zoned ML-2.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

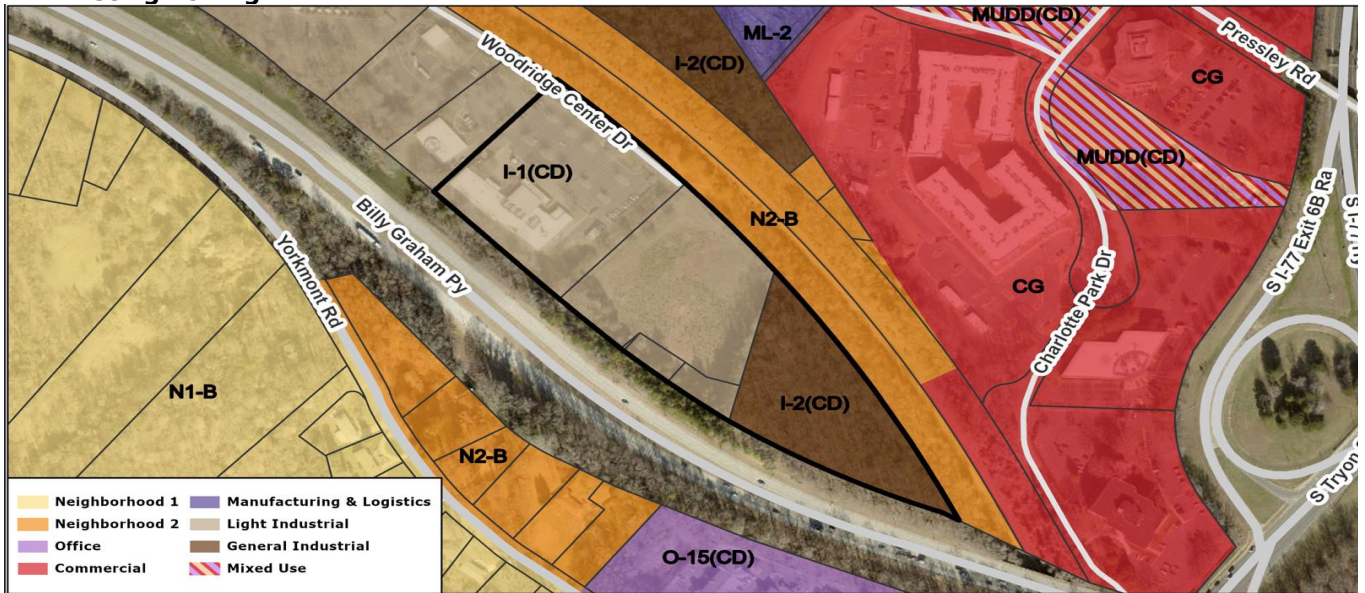
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for the western portion of the site, from Innovation Mixed Use place type to Manufacturing & Logistics place type.

PLANNING STAFF REVIEW

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

• **Existing Zoning**



- The site is split zoned between I-1(CD) and I-2(CD) and is surrounded by a mix of districts including I-1(CD), N2-B, CG, and I-2(CD).



The site, marked by a red star, is between Billy Graham Parkway and a railroad and surrounded by a mix of uses with office, industrial, and multi-family residential uses to the north and hotel and single-family residential uses to the south across Billy Graham Parkway.



Streetview of the western portion of the site that is developed with an office building as seen from Wood Ridge Center Drive.



Street view of the undeveloped eastern portion of the site as seen from the end of Wood Ridge Center Drive.



Street view of the railroad immediately north of the site. Street view is taken from Billy Graham Parkway.

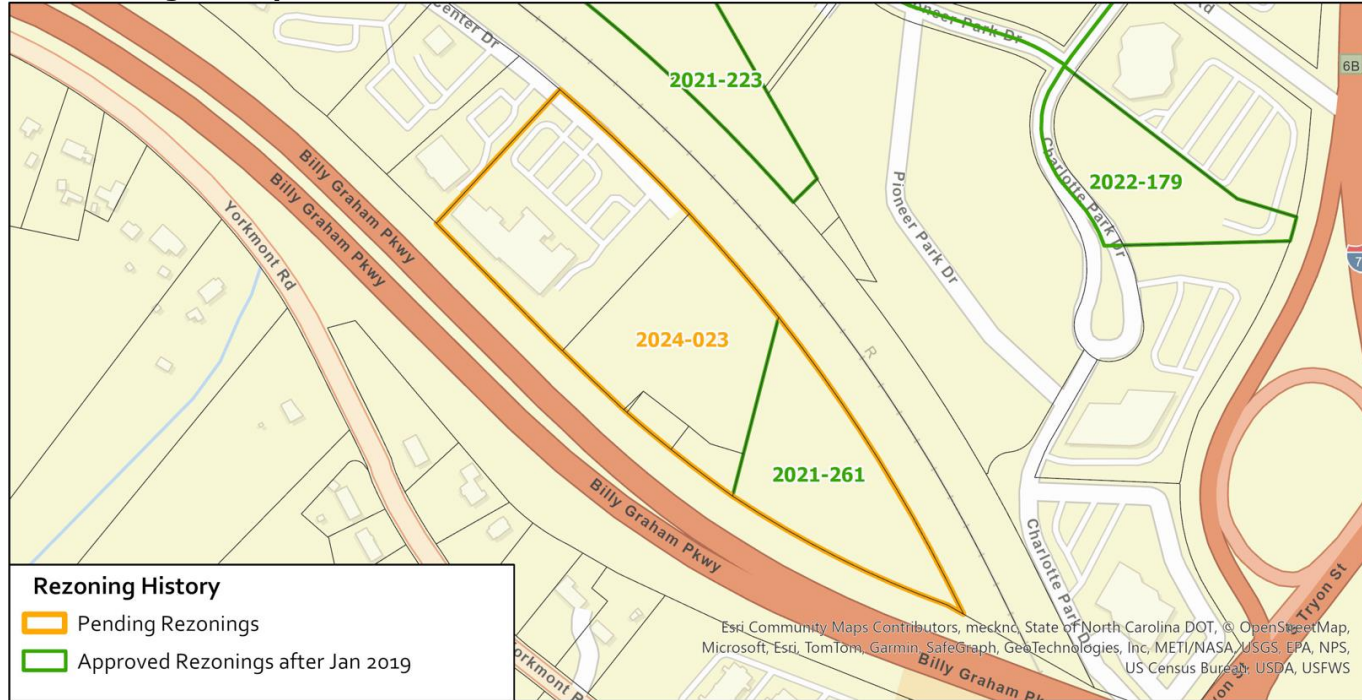


Street view of Billy Graham Parkway, which runs along the eastern and southern property boundaries. The site is located to the right of Billy Graham Parkway in this picture.



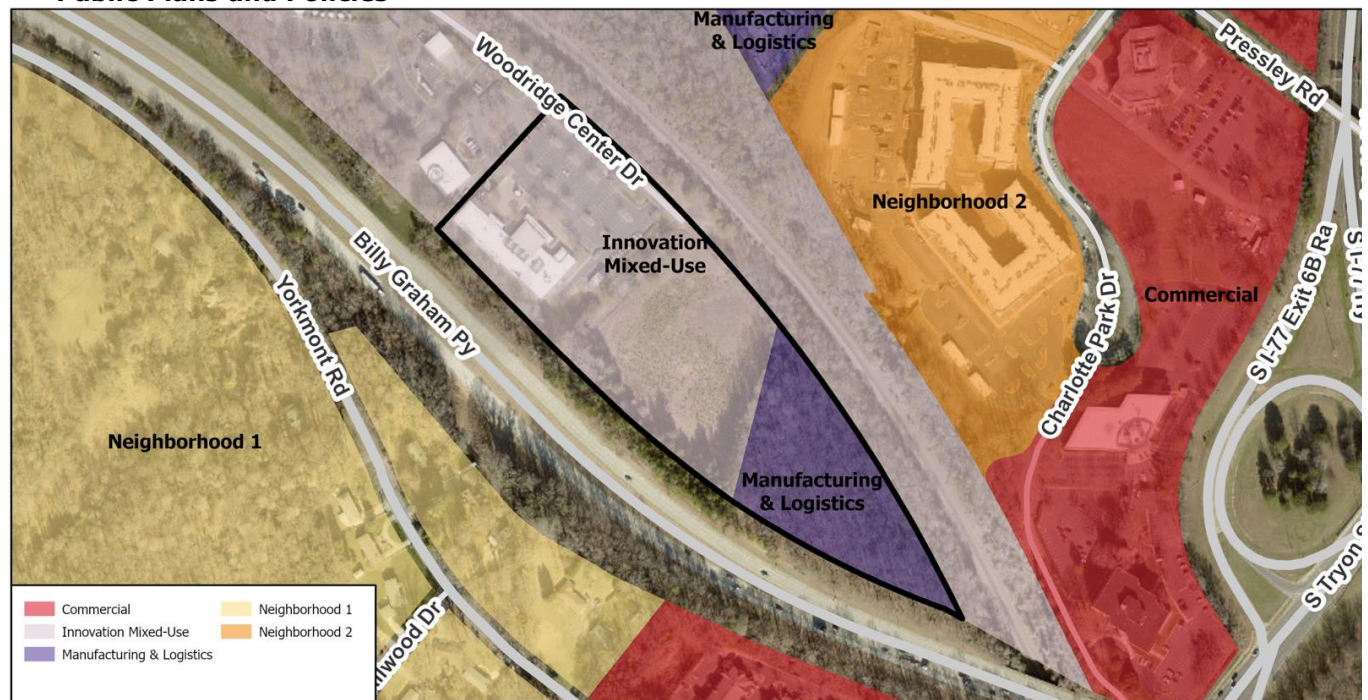
Street view of office uses to the west of the site as seen from Billy Graham Parkway.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-179	Request to rezone 5.65 acres to MUDD(CD) to allow 250 multi-family dwelling units and 4,000 SF of non-residential uses.	Approved
2021-261	Request to rezone 3.5 acres to I-2(CD) to allow most uses permitted in I-2 with the exception of several noxious uses.	Approved
2021-223	Request to rezone 2.39 acres to I-2(CD) to allow a contractor's office with outdoor storage and warehousing.	Approved

Public Plans and Policies



- The 2040 Policy Map (2022) recommends Innovation Mixed Use place type for the western portion of the site and Manufacturing & Logistics place type for the eastern portion of the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the end of Woodridge Center Drive, a privately maintained street, east of Dwight Evans Road, a City-maintained major collector. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
- No active projects near this site.
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 380 trips per day (based on 27,341 SF general office building).
 - Entitlement: 225 trips per day (based on 117,900 SF warehouse).
 - Proposed Zoning: 318 trips per day (based on 176,850 SF warehouse).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Sewer service is accessible for this rezoning boundary. Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908